

LAND DEVELOPMENT CODE

OF

RIO GRANDE COUNTY, COLORADO

AMENDED	August 2011
AMENDED	December 2010
AMENDED	September, 2007
AMENDED	January, 2005
AMENDED	October, 1998
AMENDED	December, 1989
AMENDED	June, 1983
AMENDED	March 1977
ADOPTED	October, 1972

BOARD OF COUNTY COMMISSIONERS

Dennis Murphy, Chairman
Doug Davie, Commissioner
Karla Shriver, Commissioner

PLANNING COMMISSION

Dwight Freeman, Chairman
Pam Bricker, Board Member
Vernon McCallister Jr., Board Member
Grover Hathorn, Board Member
Leonard Brown, Board Member
Gary Seger, Board Member

TABLE OF CONTENTS

RIO GRANDE COUNTY LAND DEVELOPMENT CODE

	<u>Page</u>
Article I. – Title	5
Article II. – Authority	5
Article III. – Jurisdictional Area	5
Article IV. – Purposes	5
Article V. – Administrative Provisions	6-7
Article VI. – Planning Commission	7-8
Article VII. – Definitions	9-37
Article VIII. – Zoning Regulations	38
Article IX. – District Regulations	38-40
Zoning District Standards (setbacks)	41-42
Table A – List of Uses	43-47
Zoning Maps	48
Article X. – Mobile Home Parks, Recreational Vehicle Park/ Subdivision	49-58 59-67
Article XI. – Outdoor Signing and Advertising Devices	67-72
Article XII. – Zoning Administration	
A. Conditional Use Review	72-78
B. Off-Street Parking, Loading, Drive-In facilities, storage of commercial vehicles	78-82
C. Nonconforming Uses, Structures, Lots	82-83
D. Board of Adjustment	84-86
E. Building Permits	86-87
F. Building Violations	87-88
G. Supplementary Provisions	

1. Zone District Boundaries	87-88
2. Temporary Uses Permitted	88
3. Standards Governing Home Occupations	88-90
4. Projections from Buildings	90
5. General Exceptions to Building Height	90
6. Vision Clearance	90
7. Fences, Walls, Hedges	90-91
8. Junk or Salvage Yards, Commercial Feedlots, Kennels and Animal Hospitals	91
9. Sand, Soil and Gravel Mining	91-98
10. Swimming Pools	98
11. Accessory Storage Buildings and Containers	98
12. Recharge Pond	98
13. Junk Vehicles	98-99
14. Telecommunication Facilities	99-100
15. Alternate Energy Sources	101-103
H. Amendments to Zoning Regulations	103-107
Article XIII. - Subdivision General Provisions	108-112
Article XIV. - Subdivision and Platting procedures	113-130
Article XV. - Cluster Development Rural Land Use Process	131-140
Article XVI. - Land and Resource Evaluation Criteria Habitat Conservation Plan (HCP)	141-148 145-147
Article XVII. - Design Standards	148-155
Article XVIII. - Improvements	156-167
Article XIX. - Planned Unit Development	168-184
Article XX. - Exempt Division of Land	185-188
Article XXI. - Minor Subdivision	189-192
Article XXII. - Supplementary Provisions Replats, Vacations, Fees	193-197
Article XXIII. - Enforcement Zoning, Subdivision Violations, Building Violations	198-202
Article XXIV. - Vested Property Rights	203-207
Article XXV. - Rio Grande County Airport Overlay Protection Zone	208-212

Article XXVI. - Blight	212-213
Article XXVII – Water Supply Standards for Fire Protection	213-215
Article XXVIII– Dangerous Building Code	215- 230
Article XXIX- Standards Governing Flood Prevention	230-254
Addendum - Article XII. Oil & Gas Operations	1-43